English Bay Area Structure Plan

Town of Cold Lake

85-1577/

English Bay
Area Structure Plan
Town of Cold Lake

Prepared By: The Town of Cold Lake
Planning Committee

and

Planning Branch
Alberta Municipal Affairs
July 1984

FOREWARD

In December of 1983, the Town of Cold Lake Planning Committee directed the Planning Branch of Alberta Municipal Affairs to prepare an area structure plan for the lands east of English Bay Road in the most northerly portion of the Town. The Committee requested that the area structure plan allow for the development of unserviced country residential uses whereby the lot sizes would be governed by Alberta Environment standards and guidelines.

The English Bay Area Structure Plan represents a long-range development strategy for the subject lands. The Plan deals with a wide range of issues relating to rural type residential development in an urban setting.

The intent of this Plan is to accommodate new land use development in a manner beneficial to the community, as well as accurately reflect the needs and desires of existing and future residents of Cold Lake.

Planning Committee Members

Doug Wold, Chairman	Public at large
Marilyn Cinnamon	Council
Ron Denboer	Alberta Municipal Affairs
Ron DeVries	Public at large
Les Drake	Council
Myron Goyan	Town Administrator
Gordon Lambert	Public at large (resigned)
Gordon Penny	Town Engineer
John Sugden	Council

TOWN OF COLD LAKE

BY-LAW 490

BEING A BY-LAW OF THE TOWN OF COLD LAKE TO ADOPT AN AREA STRUCTURE PLAN KNOWN AS THE ENGLISH BAY AREA STRUCTURE PLAN.

WHEREAS, the Council of the Town of Cold Lake deems it desirable to provide a framework for subsequent subdivision and development of an area of land adjacent to the lakeshore in the most northerly portion of the Municipality; and

WHEREAS, Section 64 of the Planning Act, RSA 1980, provides for the adoption of area structure plans by By-Law;

NOW THEREFORE, the Council of the Town of Cold Lake hereby enacts as follows:

1. That the "English Bay Area Structure Plan" is hereby adopted.
2. That this By-Law shall come into effect on the date of the final passing thereof.

READ A FIRST TIME THIS 23 TH DAY OF May, 1984.

MAYOR

MUNICIPAL ADMINISTRATOR

READ A SECOND TIME THIS 10 TH DAY OF JULY, 1984.

MAYOR

MUNICIPAL ADMINISTRATOR

READ A THIRD AND FINAL TIME AND FINALLY PASSED IN COUNCIL THIS 10 DAY OF JULY, 1984.

MAYOR

MUNICIPAL ADMINISTRATOR

TABLE OF CONTENTS

I INTRODUCTION 1

1) Planning Area 1
2) Purpose 1
3) Mandate 1
4) Definitions 1

II PLANNING AND DEVELOPMENT CONSIDERATIONS 2

1) Need for a Development Strategy 2
2) Policy Considerations 2

III BASIS OF PLAN 2

IV GENERAL DEVELOPMENT POLICIES 3

1) Subdivision and Development 3
2) Environmental Protection 3
3) Parks, Open Space and Recreation 4
4) Transportation 4
5) Rural Residential Servicing 4
6) Urban Residential Servicing 5
7) Miscellaneous 5

V DEVELOPMENT CONCEPT 6

1) Land Use Considerations 6
2) Interpretation 6

VI SITE DEVELOPMENT REQUIREMENTS 6

VII IMPLEMENTATION 7

1) Compliance With Other Planning Documents 7
2) Plan Review and Amendments 7
3) Plan Interpretation 7

LIST OF SCHEDULES

SCHEDULE 'A' DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #1
SCHEDULE 'B' DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #2
SCHEDULE 'C' DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #3
SCHEDULE 'D' DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #4
SCHEDULE 'E' DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #5

LIST OF FIGURES

FIGURE: A1 — Location ..... following page 1
FIGURE: A2 — Development Concept ..... following page 6
FIGURE: A3 — Sub Unit Areas ..... following page 6

ENGLISH BAY AREA STRUCTURE PLAN

I INTRODUCTION

1) Planning Area:

The English Bay Area Structure Plan includes all of the lands annexed to the Town of Cold Lake effective January 1st, 1982 under Local Authorities Board Order No. 14167 (see Figure A-1).

2) Purpose:

The primary intent of the Area Structure Plan is to provide a framework to review, evaluate and subsequently render decisions on all subdivision and land use development proposals within the boundaries of the planning area.

This Plan is a response to increasing development pressures resulting from regional growth prospects and the land's proximity to the scenic features of Cold Lake.

3) Mandate:

The Planning Act, R.S.A. 1980, empowers a council to adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of a specific area of land within the municipality. Section 64 of the Act stipulates that an area structure plan shall:

- conform with the General Municipal Plan
- describe the proposed sequence of development
- designate general land uses
- determine population densities
- establish the general location of major transportation routes and public utilities
- contain any other matters that Council considers necessary.

Once this Plan has been adopted by Council, implementation of its contents shall be carried out through the Land Use Bylaw. The Plan anticipates that the majority of the land will be designated as Direct Control District in the Land Use Bylaw. Site development and land use for lands under Direct Control District, would be regulated in accordance with the provisions established by this Area Structure Plan.

4) Definitions:

For the purposes of this Plan, interpretation of words or terms shall have the same meanings as defined in the Town of Cold Lake Land Use Bylaw. In addition, other terms referred to throughout this Plan are defined as follows:

a) "may" is an operative word meaning a choice is available, with no particular direction or guidance intended;

b) "natural state" implies the preservation of the original landscape but does not preclude selective tree removal, minor grade alterations or improvements relating to use as a public park or trail system;

c) "rural residential" means a country residential use, non-farm single family residence which may be permanently or seasonably occupied;

d) "shall" is an operative word which means the action is obligatory;

e) "shoreline" means the strip of land abutting the tidal waters lying between the high and low water marks at ordinary tides. Since the water levels of Cold Lake may periodically fluctuate, the boundary of the shoreline shall be measured from a point not less than the 535 metre water level and the natural landscape;

f) "should" is an operative word which means that, in order to satisfy the intent of the Plan, it is strongly advised the action be taken;

g) "unserviced" means land or uses not served by municipal water and sewage systems, paved roads and storm sewers;

ENGLISH BAY
AREA STRUCTURE PLAN

Site Location

Location

FIGURE: A1

II PLANNING AND DEVELOPMENT CONSIDERATIONS

1) Need for a Development Strategy:

The creation of an overall development strategy for the subject lands was prompted by the following concerns:

a) there were no land use provisions in the Town's Land Use Bylaw that could effectively accommodate country residential-type development within the Town;

b) the subject area was experiencing subdivision development and utility servicing pressures;

c) numerous small land holdings, in a variety of shapes and sizes, fragment the study area. Development into more intensive land uses becomes difficult due to the problems of consolidating land and reaching consensus among property owners;

d) the potential extension of water and sanitary sewage systems to some portions of the study area appears to be uneconomical in the foreseeable future;

e) the study area exhibited a variety of land use characteristics and development potential; and

f) retain an open space system that follows the Cold Lake shoreline and protects the natural environment.

2) Policy Considerations:

The only statutory plan which directly affects the study area is the Town of Cold Lake General Municipal Plan (1983). It designates the subject area as future "residential" use. There are no provisions in the G.M.P. affecting staging or direction of future urban development.

The Goals, Objectives and General Development Policies of this Area Structure Plan were primarily based on the Goals, Objectives and Policies erstablished in the General Municipal Plan.

III BASIS OF PLAN

The primary goal of this Plan is to:

Provide an orderly planning framework to evaluate and guide future subdivision and development activity.

The following planning objectives are reflected in the General Policies, Development Concept and Site Requirements contained within this Plan:

- To encourage or enhance the natural features of the Cold Lake shoreline;
- To protect or improve the water quality of Cold Lake;
- To allow controlled land use development that would not jeopardize the orderly and economic extension of water and sewer service systems;
- To ensure that future development does not conflict with the Goals, Objectives and Policies outlined in the General Municipal Plan for the Town;
- To make provisions for residential development in an area having a locational advantage by being adjacent to the Lake provided that such development encourages access and enjoyment of the Lake by the general public and community at large;
- To establish a road network adjacent to the shoreline of Cold Lake that affords visitors and residents of the community opportunities to view the scenic features of the Lake from as many vantage points as possible;
- To provide an alternative form of living within an urban community in a rural setting;
- To minimize the impact of future development on the natural environment.

IV GENERAL DEVELOPMENT POLICIES

The general development policies listed below shall be used to provide a framework for decision making with respect to subsequent subdivision and development activity throughout the entire planning area.

1) Subdivision and Development:

a) All subdivision and development shall comply with the provisions established in the Planning Act, Subdivision Regulation, as well as the Town's General Municipal Plan and Land Use Bylaw.

b) All subdivision and development activity shall be in accordance with the spirit and intent of the proposed land uses and general road circulation network established by the Development Concept of this Plan.

c) The lands affected by this plan shall be developed primarily as a low density single family residential area.

d) Where practical, all residential subdivisions shall be designed to ensure that the natural land features complement the proposed development.

e) All subdivision and development activity shall comply with the site requirements for each planning sub unit as determined by this plan.

f) Re-classification of land to any other District in the Land Use Bylaw shall be withheld unless Council is satisfied that the provision of expanded services would not create a financial burden to the community.

2) Environmental Protection:

a) Land that is the subject of an application for subdivision and is unsuitable in its natural state for development, shall be designated as environmental reserve in accordance with the provisions set out in the Planning Act.

b) All land that has been designated as Environmental Reserve under a plan of subdivision or cannot be developed due to soil or topographic constraints shall be left in its natural state.

c) In order to reduce the potential for soil erosion and nutrient runoff into the Lake, no clearing of vegetation shall occur except for creating a suitable building site for a residential use. In such instances, tree removal should be kept to a minimum. All applications for development permits shall indicate existing treed areas, as well as show any trees proposed to be removed.

d) Trails and walkways through reserve areas will be developed in a manner that minimizes the impact on the natural environment.

e) Every application for subdivision that proposes to create more than one new lot shall provide information with respect to:
(i) land topography,
(ii) slope stability,
(iii) soil characteristics,
(iv) areas susceptible to potential flooding or erosion, and
(v) vegetation.

f) The development officer may issue a development permit to allow the erection of removable domestic piers and removable boat lifts provided that proper authorization is obtained from the appropriate Government agencies.

g) Development which does not include mitigative measures to protect special environmental features shall not be permitted.

h) In order to minimize the impact of development on the water quality in Cold Lake, developers may be required to incorporate storm water management plans into a proposed development.

i) Any application that proposes to subdivide a lot for a use other than a public reserve, on land with a slope greater than 15 percent, shall not be approved.

3) Parks, Open Space and Recreation:

a) Development on public reserves will not be permitted unless the intended use is a public park.

b) In any application for subdivision approval, up to 100% of the land required to be provided as municipal reserve, shall be located between the proposed development and the land abutting the Cold Lake shoreline required to be provided as environmental reserve.

c) All future development shall reflect the policies of the Town's Parks and Recreation Master Plan.

d) All applications for subdivision shall be evaluated in terms of enhancing public access and viewing opportunities of the Lake for both pedestrians and vehicular travellers.

e) Every proposed application for subdivision shall make adequate provisions for public access and linkages to the Lake, environmental reserves and park areas.

4) Transportation:

a) English Bay Road, which is designated as a potential future arterial road under Bylaw No. 393 (The General Municipal Plan), shall have a minimum right-of-way of 30 metres (100 feet). To this respect, all subdivision activity shall make provisions for 5.2 metres (17 feet) of road widening parallel and adjacent to English Bay Road.

b) In order to minimize the number of residential lots with direct access onto English Bay Road, the minimum frontage requirements for any unserviced residential lot in a proposed plan of subdivision shall be 90.0 metres (295 feet).

c) No fully serviced residential lots or residential lots with an area less than 2.02ha (5.0 ac) shall be permitted to have direct access on to English Bay Road.

d) All roads shall be constructed to the standards and specifications established by the Town of Cold Lake.

5) Rural Residential Servicing:

a) All rural residential subdivisions must be designed in a manner that would allow for lots to be further subdivided into smaller parcels which could be readily serviced by a communal sewer and water system if and when such facilities ever become extended to the subdivision.

b) Every application for a rural residential subdivision shall indicate, to the satisfaction of the Town and the subdivision approving authority, how the proposed subdivision complies with section (a).

c) All rural residential development may be serviced with individual water wells. The overall density of the development will be determined by the subdivision approving authority who shall consider written evidence indicating the availability and adequacy of groundwater supplies in accordance with Alberta Environment guidelines.

d) Rural residential development may be serviced by trucked-in water provided that the developer furnishes sufficient evidence, to the satisfaction of Council, indicating that such water can be delivered in a reliable manner and at a reasonable cost to future residents.

e) Lake water may be used for domestic purposes provided that the proposed water distribution system is satisfactory to the appropriate government agencies and the Town of Cold Lake. The developer shall furnish specific details concerning water treatment, location of facilities, operation and maintenance, as well as any additional information required by government agencies or the Town.

f) The utilization of a septic field-type system shall not be permitted as a means to dispose of sewage wastes within 76.2 meters (250 feet) of the shoreline.

g) Pump out holding tanks shall be installed to the requirements of the authority having such jurisdiction. The Town reserves the right to monitor and/or arrange inspection of any installed holding tank to ensure that such facilities are properly installed and maintained.

6) Urban Residential Servicing:

a) The developer shall pay for the extension of water and sanitary sewer systems into unserviced areas that are proposed to be developed for urban type residential uses.

b) All utility service systems shall be constructed to standards and specifications established by the Town.

c) Multiple family dwelling may only be constructed on parcels of land which are connected to the Town's sewage and water systems provided that the land has been designated for multi-family residential development under the Town's Land Use Bylaw.

d) Single family residential infilling may occur on existing lots with a total area less than .20 ha. (.5 ac.). A pump-out type holding tank shall be installed to dispose of all sewage wastes. The house layout and site design shall facilitate the potential for future connection to the Town's underground water and sewage disposal systems.

e) Any proposed subdivision for a fully serviced development shall provide a storm-water management strategy and implementation details to ensure minimum impact on the water quality in Cold Lake.

7) Miscellaneous:

a) Where the land that is the subject of an application for subdivision approval is immediately west of and adjacent to Crown Land the subject Crown Land shall, at the consent of the Government of Alberta, be incorporated as part of the final plan of subdivision.

b) Any Crown Land that is not incorporated as part of a plan of subdivision shall have direct access to a public roadway or be adjacent to a public reserve parcel that has direct access to a public roadway.

c) All applications for subdivision approval shall be forwarded to the Department of Energy and Natural Resources for their perusal.

d) All applications for subdivision shall be circulated to Alberta Culture in order to determine the need for a Historical Resources Impact Assessment. If such a requirement is made a condition of subdivision approval, the development officer shall not issue a development permit until written approval is received from Archaeological Survey, Alberta Culture.

e) The staging of development will depend primarily on the logical extension of utility services from the south.

V DEVELOPMENT CONCEPT:

1) Land Use Considerations

The Development Concept prepared for the English Bay area is illustrated in Figure A-2. This Concept attempts to incorporate the various Planning Goals and General Development Policies established within the English Bay area structure plan.

The primary factors which influenced the design and layout of the development concept include:

- General Municipal Plan land use development policies
- access and locational proximity to the Lake
- protection of natural and environmentally sensitive areas
- development constraints and opportunities
- recreational considerations
- limited access onto English Bay Road
- internal road circulation considerations
- development serviceability
- existing and proposed property lines

The predominant use envisaged by the Development Concept is low density single family residential development. Since this Plan does not anticipate traditional fully serviced residential development, the overall residential density for the area cannot be accurately resolved until the nature of residential development and the amount of developable land area are determined at the time of subdivision.

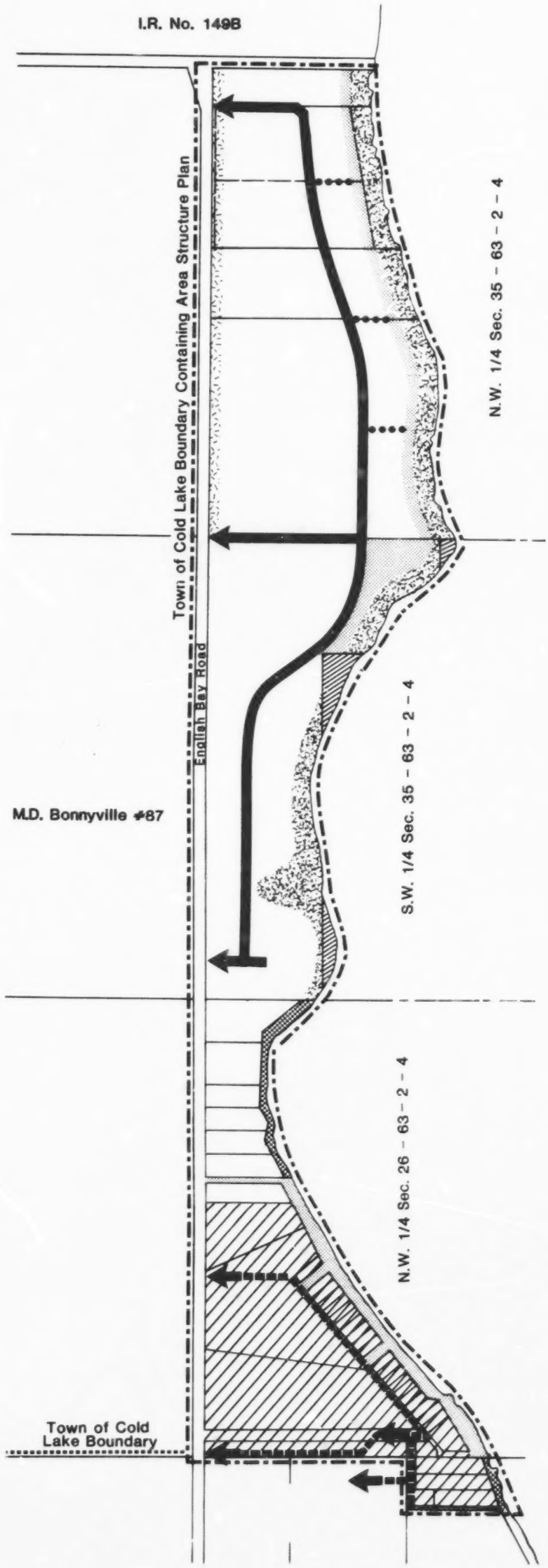
2) Interpretation:

The Development Concept for the English Bay lands identifies the general location for such potential land uses as: residential areas, environmentally sensitive areas, community parks, public utilities and road circulation networks. It is the intent of the Development Concept to prohibit any subdivision and/or development on land which, in the opinion of the Development Officer, is not sympathetic to the above-mentioned land uses. Therefore, the Development Officer shall not issue a permit that would cause development to occur on land designated as the potential location for an internal road right-of-way, park, environmental reserve and/or public utility site.

VI SITE DEVELOPMENT REQUIREMENTS

The study area consists of land characterized by a variety of parcel sizes and shapes, different land uses, topographic constraints and vegetation features. In order to provide appropriate land use controls, the study area was divided into five planning "sub units" based on common land characteristics.

The boundaries of each planning "Sub Unit" are illustrated in Figure A-3. The site specific land use requirements which affect the land within each planning Sub Unit are contained in Schedules 'A' to 'E' of this Area Structure Plan. Development permits shall be issued in accordance with the requirements for each respective sub unit area.


I.R. No. 149B
Town of Cold Lake Boundary Containing Area Structure Plan
English Bay Road
N.W. 1/4 Sec. 35 - 63 - 2 - 4
S.W. 1/4 Sec. 35 - 63 - 2 - 4
N.W. 1/4 Sec. 26 - 63 - 2 - 4
M.D. Bonnyville #87
Town of Cold Lake Boundary

0 100 200 300 500 500m.
0 500 1000 1500ft.

MUNICIPAL AFFAIRS
Planning Branch

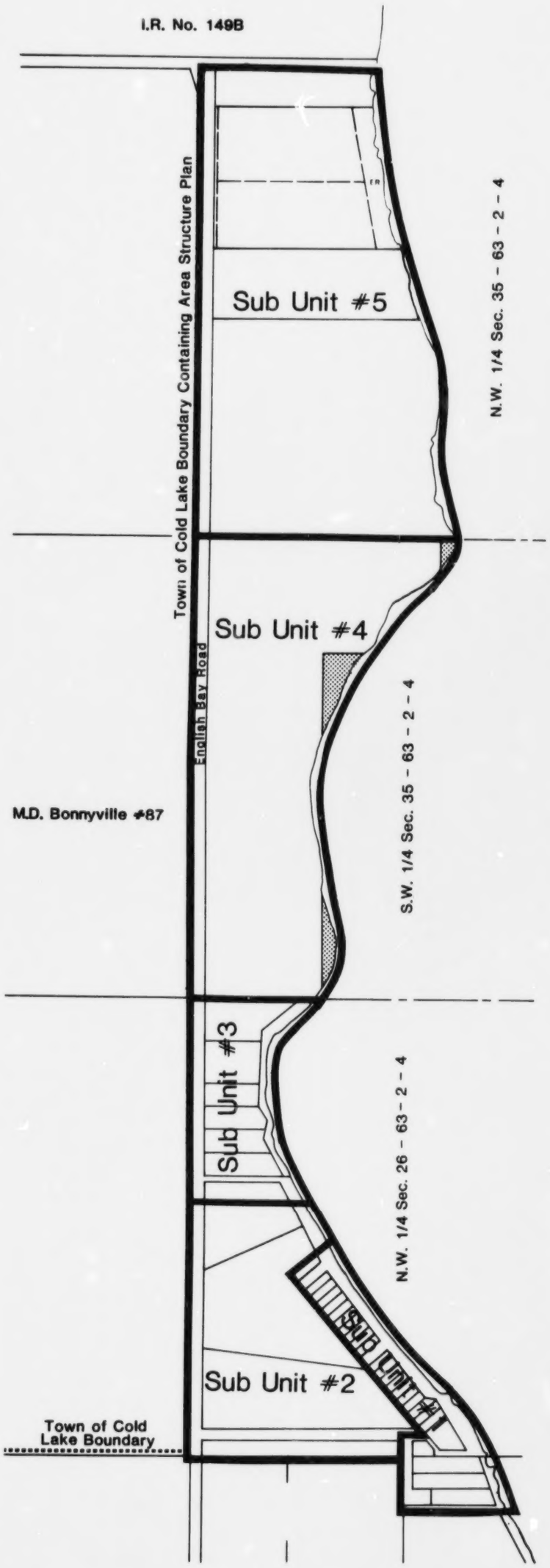
LEGEND

- Existing or Potential Enviromental Reserve
- Existing MR
- Potential Community Park
- Existing Crown Land
- Future Residential
- Future Serviced Residential
- Proposed Road Network
- Possible Internal Road Alignment
- Buffer Strip
- Public Access Points

ENGLISH BAY
AREA STRUCTURE PLAN

Development Concept

FIGURE : A2


I.R. No. 149B
Town of Cold Lake Boundary Containing Area Structure Plan
English Bay Road
Sub Unit #5
Sub Unit #4
Sub Unit #3
Sub Unit #2
Sub Unit #1
N.W. 1/4 Sec. 35 - 63 - 2 - 4
S.W. 1/4 Sec. 35 - 63 - 2 - 4
N.W. 1/4 Sec. 26 - 63 - 2 - 4
M.D. Bonnyville #87
Town of Cold Lake Boundary

0 100 200 300 500 500m.
0 500 1000 1500ft.

MUNICIPAL AFFAIRS
Planning Branch

LEGEND

Sub Unit Boundary Line

Crown Land

ENGLISH BAY
AREA STRUCTURE PLAN

Sub Unit Areas

FIGURE: A3

VII IMPLEMENTATION

1) Compliance With Other Planning Documents:

   a) This Area Structure Plan does not come into force unless it has been adopted by bylaw pursuant to Sections 139 and 140 of the Planning Act, R.S.A. 1980.

   b) Prior or concurrent to the adoption of the English Bay Area Structure Plan, the General Municipal Plan for the Town shall be amended to ensure that the contents of the Area Structure Plan are in compliance with the G.M.P.

   c) No development shall occur on the lands affected by this Area Structure Plan until the Land Use Bylaw has been amended and appropriate land use designation comes into effect.

   d) Land within the area covered by this Plan shall be re-zoned to the appropriate district in the Land Use Bylaw.

2) Plan Review and Amendments:

   a) Council should review and evaluate the contents of this Plan at least once every two years to ensure that development is occurring in an effective and satisfactory manner.

   b) The Plan may be amended, at the discretion of Council, to accommodate specific development proposals which demonstrate sufficient merit to warrant subsequent approval.

   c) All amendments to the Plan shall be adopted in accordance with the provisions in the Planning Act.

   d) Any amendments to the Area Structure Plan shall comply with the Cold Lake General Municipal Plan.

3) Plan Interpretation:

   a) The Development Officer may issue a permit to allow for development that may not comply with the Site Development Requirements of this Plan provided such deviations, in the opinion of the Development Officer, would not:
      (i) contravene the prescribed use for that land either within the Area Structure Plan or Land Use Bylaw,
      (ii) unduly interfere with the amenities of the neighbourhood, adjacent land uses, and the lakeshore,
      (iii) materially affect the use, enjoyment or value of neighbouring properties, or
      (iv) contravene the intent and spirit of the Plan's Goals and General Development Policies.

   b) The Sub Unit Area boundaries outlined in this Plan all coincide with roads, quarter-section lines, property lines or the Cold Lake shoreline.

   c) The Area Structure Plan shall be amended to reflect any applicable changes to the Land Use Bylaw or General Municipal Plan.

SCHEDULE 'A'

DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #1

a) **Application:**
These land use requirements apply only to those lands identified as being within the boundaries of Sub Unit #1.

b) **Purpose:**
The intent of site specific control in this district is to provide for the infilling of single family residential development on existing lots, to allow development that would improve the existing road circulation system, as well as facilitate the logical extension of utility service systems into the area in the future. No development shall be permitted on the lands within this District unless such development complies with the Planning Goals, General Development Policies and Development Concept established by the English Bay Area Structure Plan.

c) **Permitted Uses:**
- (i) One-family dwellings
- (ii) Accessory buildings and uses

d) **Discretionary Uses:**
- (i) Public buildings and uses
- (ii) Small parks and playgrounds
- (iii) Public utility buildings and installations
- (iv) Home occupations and professional offices

e) **Regulations:**
- (i) Minimum Site Requirements:
  Area – 550 sq. metres (5920 sq. ft)
  Width – 15.25 metres (50 ft)
- (ii) Minimum Ground FLoor Area:
  83.6 sq.metres (900 sq. ft)
- (iii) Minimum Yard Requirements:
  Side Yard – 1.5 metres (4.92 ft)
  Front yard – 6.0 metres (19.7 ft)
  Rear yard – 7.5 metres (24.6 ft)
- (iv) Maximum Lot Coverage:
  Dwellings – 30 percent
  Accessory – 12 percent
- (v) Minimum Off-Street Parking:
  Two spaces per dwelling unit
- (vi) Maximum Height Above Grade:
  Dwellings – 9.15 metres (30 ft)
  Accessory uses – 4.6 metres (15 ft)
  Other – as approved by the Development Officer
- (vii) Unless otherwise provided for in the English Bay Area Structure Plan, all development shall comply with the General and Special Provisions of the Land Use Bylaw.

SCHEDULE 'B'

DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS SUB UNIT #2

a) **Application:**
These land use requirements apply to those lands identified as being within the boundaries of Sub Unit #2.

b) **Purpose:**
To protect land, that is not served by the Town's utility systems, from development or further land fragmentation until such time the land can be economically subdivided and developed into more intensive residential uses. No development shall be permitted on the lands within this District unless such development complies with the Planning Goals, General Development Policies and Development Concept established by the English Bay Area Structure Plan.

c) **Permitted Uses:**

(i) One-family dwellings – on existing parcels only

(ii) Accessory buildings and uses

d) **Discretionary Uses:**

(i) Any strictly temporary use or building which does not require full urban servicing provided that, in the opinion of the Development Officer, such development will not prejudice the potential for future economical development or replotting.

(ii) Home occupations and professional offices

e) **Regulations:**

(i) Yard and setback requirements shall be as required by the Development Officer who will have regard to the overall Development Concept established for the subject lands.

(ii) No subdivision or development, other than for the above-mentioned uses, shall take place until arrangements satisfactory to the Town have been made with respect to utility servicing.

(iii) Every proposed application for subdivision approval shall detail intended land use classifications, public reserve dedications and road circulation.

(iv) Unless otherwise stated in the Area Structure Plan, all development shall comply with the General and Special Provisions of the Land Use Bylaw.

SCHEDULE 'C'

DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #3

a) **Application:**
The following land use requirements apply to the lands identified as being within the boundaries of Sub Unit #3.

b) **Purpose:**
To restrict further subdivision activity by allowing development to occur on existing lots only. No development shall be permitted on the lands within this District unless such development complies with the Planning Goals, General Development Policies and Development Concept established by the English Bay Area Structure Plan.

c) **Permitted Uses:**

(i) One family dwellings

(ii) Accessory buildings and uses

d) **Discretionary Uses:**

(i) Home occupations and professional offices

e) **Regulations:**

(i) The subdivision of land to create additional parcels for unserviced residential uses shall not be permitted.

(ii) The minimum setback for a permitted or discretionary use from English Bay Road shall be 23.0 metres (75.5 ft)

(iii) The minimum rear setback shall not be less than 12.0 metres (39.4 ft) measured perpendicularly from the rear property line of the lot.

(iv) The minimum sideyard setback requirement shall be 3.0 metres (9.84 ft) from each side property line of the lot.

(v) Maximum Height Above Grade:
Dwelling – 9 metres (29.5 ft)
Accessory – 5 metres (16.4 ft)

(vi) Unless otherwise stated in the Area Structure Plan, all development shall comply with the General and Special Provisions of the Land Use Bylaw.

SCHEDULE 'D'

DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #4

a) **Application:**
This set of land use requirements apply to those lands as being within the boundaries of Sub Unit #4.

b) **Purpose :**
The intent of these site specific controls is to make provisions for carefully regulated low-density unserviced residential development. No subdivision or development shall be permitted in this District unless it complies with the Planning Goals, General Development Policies and Development Concept established by the English Bay Area Structure Plan.

c) **Permitted Uses:**
- (i) One-family dwellings
- (ii) Accessory buildings and uses

d) **Discretionary Uses:**
- (i) Public buildings and uses
- (ii) Small parks and playgrounds
- (iii) Public utility buildings and installations
- (iv) Home occupations and professional offices

e) **Regulations:**
- (i) All proposed residential lots shall front onto an internal public roadway and be registered by a plan of subdivision.
- (ii) No residential lots shall be permitted to have direct access onto English Bay Road.
- (iii) The minimum lot size for a residential parcel, which is not served by the Town's water distribution and sewage collection systems, shall be .186ha (.46 ac.).
- (iv) The maximum lot size for an unserviced residential parcel shall be 4.047ha. (10 ac.)
- (v) The minimum lot width for a residential lot not serviced by the Town's water and sewage systems shall be 36.6 metres (120 ft).
- (vi) The minimum setback for a permitted use from the shoreline of Cold Lake shall be 42 metres (137.8 ft).
- (vii) The minimum setback for a permitted or a discretionary use from the rear property line shall be 12.0 metres (39.4 ft).
- (viii) The minimum setback for a permitted or a discretionary use from the right-of-way of English Bay Road shall be 15.0 metres (49.2 ft).
- (ix) The minimum side yard setback requirement for a permitted or a discretionary use shall be 3.0 metres (9.84 ft) from each side property line of the lot.
- (x) The minimum front setback for a permitted or a discretionary use shall be 10 metres (32.8 ft).
- (xi) Maximum Lot Coverage:
  Dwelling unit – 30 percent
  Accessory use – 12 percent
- (xii) Maximum Height Restrictions:
  Dwelling unit – 9 metres (29.5 ft)
  Accessory use – 5 metres (16.4 ft)
- (xiii) Unless otherwise stated in the Area Structure Plan, all development shall comply with the General and Special provisions of the Land Use Bylaw.

SCHEDULE 'E'

DIRECT CONTROL DISTRICT DEVELOPMENT REQUIREMENTS FOR SUB UNIT #5

a) **Application:**
This set of land use requirements applies directly to those lands identified as being within the boundaries of Sub Unit #5.

b) **Purpose:**
The intent of this site specific development criteria is to make provisions allowing low-density unserviced residential development to occur with minimal direct access onto English Bay Road. No development shall be permitted on the lands within this District unless such development complies with the Planning Goals, General Development Policies and Development Concept established by the English Bay Area Structure Plan.

c) **Permitted Uses:**
- (i) One-family dwellings
- (ii) Accessory buildings and uses

d) **Discretionary Uses:**
- (i) Public buildings and uses
- (ii) Small parks and playgrounds
- (iii) Public utility buildings and installations
- (iv) Home occupations and professional offices

e) **Regulations:**
- (i) Every residential lot which is less than 2.02ha (5.0 ac.) in area shall have direct frontage onto an internal public roadway and be registered by a plan of subdivision.
- (ii) The minimum lot frontage onto English Bay Road for an unserviced residential use shall be 90 metres (295.3 ft).
- (iii) The minimum setback distance for a permitted or a discretionary use on a lot which fronts onto English Bay Road shall be 23 metres (73.5 ft).
- (iv) The minimum rear setback distance for a permitted or a discretionary use on a lot, which is served by an internal road and backs onto English Bay Road, shall be 15 metres (49.2 ft).
- (v) The minimum setback distance for a permitted or discretionary use from the shoreline of Cold Lake shall be 42 metres (137.8 ft)
- (vi) The minimum lot size for a residential parcel, which is not served by the Town's water distribution and sewage collection systems, shall be .186 ha (.46 ac.).
- (vii) The maximum lot size for an unserviced residential parcel shall be 4.047ha (10 ac.).
- (viii) The minimum width for a residential lot not serviced by the Town's water and sewage systems and fronting onto an internal road shall be 36.6 metres (120 ft).
- (ix) The minimum front setback distance for a permitted or a discretionary use on a lot that adjoins an internal public roadway shall be 10 metres (32.8 ft).
- (x) The minimum setback distance for a permitted or a discretionary use from the rear property line shall be 12.0 metres (39.4 ft).
- (xi) The minimum side yard setback requirement for a permitted or a discretionary use shall be 3.0 metres (9.84 ft) from each side property line of the lot.
- (xii) Maximum Lot Coverage:
  Dwelling unit – 30 percent
  Accessory use – 12 percent
- (xiii) Maximum Height Above Grade:
  Dwelling unit – 9 metres (29.5 ft)
  Accessory use – 5 metres (16.4 ft)
- (xiv) Unless otherwise stated in the Area Structure Plan, all development shall comply with the General and Special provisions of the Land Use Bylaw.